



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, September 13, 2022 BZA Meeting

Presented for approval: October 11, 2022

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, September 13, 2022 at Westfield City Hall.

Active Links for this Meeting:

[September 13, 2022 BZA Agenda & Exhibits](#)

[September 13, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:04](#)

Roll Call

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, Dave Schmitz, and Victor McCarty.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner and Lauren Gillingham, Senior Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Boller motioned to approve the August 9, 2022 Minutes.

Fortier seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2209-VS-27 [PUBLIC HEARING]

[YouTube Time: 3:01](#)

1365 Burgess Hill Pass / Michael and Valerie Sullivan

The Petitioners request a Variance of Development Standard to encroach fifteen (15) feet into the thirty (30) foot Minimum Rear Yard Setback to accommodate a swimming pool and deck (Article 4.5(E)(3)(a).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation.

Public Hearing for 2209-VS-27 opened at 7:04 p.m.

- No public comments.

Public Hearing for 2209-VS-27 closed at 7:05 p.m.

BZA Comments / Petitioner Response.

McCarty motioned to approve 2209-VS-27 subject to the two recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2209-VS-27.

Fortier seconded. Motion passed. Vote 5-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2209-VS-28 [PUBLIC HEARING]

[YouTube Time: 7:55](#)

18272 Lakes End Drive / Lauren Waldroup

The Petitioner requests a Variance of Development standard to encroach ten (10) feet into the twenty-five (25) foot Minimum Rear Yard Setback on 0.34 acres +/- in the Andover Planned Unit Development (PUD) District to accommodate a swimming pool and deck.

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation.

Public Hearing for 2209-VS-28 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2209-VS-28 closed at 7:10 p.m.

BZA comments / Petitioner responses.

Fortier motioned to approve 2209-VS-28 subject to the three recommended conditions stated in the motion..

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2209-VS-28.

Boller seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING**2202-VU-02 [TABLED]****2907 West SR 32 / Alan Hodgeson**

The Petitioner requests a Variance of Use to permit a temporary Very High Intensity Retail (used vehicle sales) use on 1.50 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 13:33](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Fortier motioned to adjourn the meeting. Boller seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:15 p.m.

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Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Signature Page for BZA Minutes for September 13, 2022

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director